

MEETING RECORD

NAME OF GROUP: HISTORIC PRESERVATION COMMISSION

DATE, TIME AND PLACE OF MEETING: Thursday, April 17, 2014, 1:30 p.m., Conference Room 214, 2nd Floor, County-City Building, 555 S. 10th Street, Lincoln, Nebraska

MEMBERS IN ATTENDANCE: Tim Francis, Jim Hewitt, Jim Johnson, Berwyn Jones, Liz Kuhlman, Jim McKee and and Greg Munn. Ed Zimmer, Stacey Groshong Hageman and Teresa McKinstry of the Planning Department; Hallie Salem from Urban Development; Kevin Abourezk from the *Lincoln Journal Star*.

STATED PURPOSE OF MEETING: Regular Historic Preservation Commission Meeting

Chair Greg Munn called the meeting to order and acknowledged the posting of the Open Meetings Act in the room.

Munn then requested a motion approving the minutes for regular meeting held March 20, 2014. Motion for approval made by Johnson, seconded by Jones and carried 6-0: Francis, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'; Hewitt absent at time of vote.

The opportunity was given for persons with limited time or with an item not appearing on the agenda to address the Commission.

- Ryan McHaffey appeared. This is regarding the old Salvation Army building at 151 N. 8th Street. They would like to replace the face of the existing sign with a non-illuminated face. This business will do paper supplies and party supplies. He presented a drawing of the proposed sign.

McKee believes this looks like the same sign configuration as the business "Cherry On Top". He questioned the type of proposed lighting. McHaffey replied that the existing gooseneck lighting will stay.

Munn, Jones and McKee indicated that they had no objections

Kuhlman is comfortable with the changes to the sign as well. Johnson agreed.

- Bob Norris appeared. This is regarding 803 Q Street. They want to get some early opinions on a sign for James Arthur Vineyards Tasting Room. It will be a projecting sign with exposed neon tube. They are in the process of engineering at this point. There may be exposed guy wires. He wanted to see if there were any objections or comments before a formal presentation for application.

McKee questioned what is currently in the proposed location. Zimmer replied nothing. There is a sign on the east edge of the building for the Haymarket Theater on the upper floor.

Barb Ballard appeared. Half of the store will be "From Nebraska Gift Shop". The other half will be similar to James Arthur Vineyards in Raymond. There will be wine tasting, gift shop items, smoked cheeses, etc.

McKee questioned where the "From Nebraska" signs are. Ballard replied that she will be retaining an awning that says "From Nebraska". That is the only sign for that shop. They are just proposing to add the sign for James Arthur Vineyard.

Munn questioned if the sign would be angled off the corner. Norris stated that it will be placed at a 90 degree angle into the intersection. Zimmer clarified that this will be off-sale of only their own wine. The dock will be part of the licensed space for the liquor license.

Jones understands that "From Nebraska" will no longer carry other wines, other than from James Arthur Vineyard. Ballard replied he was correct.

Munn wanted to know how the sign will be anchored to the building. He would prefer to anchor it to the mortar. Eight and one half feet wide seems awfully large. Norris believes the sign for "The Oven" was about the same. This size is allowed by the sign code.

McHaffey believes that scale wise, the sign will look good.

Norris will show more detail when a formal application is made.

Jones understands there will be exposed neon on the sign. Norris replied he was correct.

Zimmer pointed out as an for example the Apothecary canopy. It had support rods and oval plates where the rods meet the building wall.

Kuhlman thinks what is proposed, looks good.

Munn would like clarification on the use of neon in the district. Zimmer replied there is a lot of neon up and down 8th street, for example; Buzzard Billy's, Brewsky's and the Oven, to name a few.

Zimmer believes it is important for the Commissioners to look at their own precedent. The special sign district states that neon will be considered on a case by case basis. In review of the whole district, you need to respect the characteristics of the area. He doesn't believe each sign needs to be tailored to the individuality date of the building, while it does need to be located with care to respect the architectural elements of the building. This was a warehouse district with many signs on fronts, sides, and backs of buildings.

McKee has no objection to what has been shown.

APPLICATION BY MARK KOEHLER ON BEHALF OF SPRINT FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT WATERPARK, A DESIGNATED LANDMARK AT 2945 A STREET
PUBLIC HEARING:

April 17, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn

Mark Koehler appeared as applicant. He brought forth some proposals. They are still working on designs. There are three distinct possibilities. One option is the antenna each individually covered with a material that the signal can penetrate. Individual panels cover the bulk of the boxes and wires. Another option is a shroud that goes around the whole top of the smokestack. It sticks out a little bit. The third option extends the smokestack up a few feet and antennas would be concealed inside.

Jones prefers the third option of extending the smokestack with the antenna inside.

McKee wondered about the other two stacks. Koehler believes the other two towers have the antenna inside the stacks.

McKee stated that aesthetically, he likes the individual panels that cover the wires, the first option. He noted there was talk last month about repainting the stacks.

Koehler stated that only one stack is theirs, and that runs across problems with the people who own and manage the building, and with the other companies using the other stacks.

McKee prefers to extend the stack eight feet and place the antenna inside.

Koehler believes this also leaves room for expansion and this will leave some flexibility.

McKee does not believe it is the right time to repaint the entire stack. It would stand out from the other two towers.

Kuhlman questioned what color the extension will be.

McKee assumes it can be painted to match. Koehler replied yes.

Jones wondered if there will be any height problems with the FAA. Koehler replied you have to file forms any time you change the height. These are far from being tall enough to need lights (200') or be in the path of anything.

ACTION:

McKee moved approval of a Certificate of Appropriateness for an eight (8) foot extension on top of the existing smokestack, with the antenna mounted inside the stack, with the new extension piece painted a color to match the existing smokestack, seconded by Jones. Motion for approval carried 7-0: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

APPLICATION BY SINCLAIR HILLE ARCHITECTS FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HARGREAVES BROS./SCHWARZ PAPER BUILDING, 747 O STREET IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING: **April 17, 2014**

Members present: Francis, Hewitt, Johnson, Jones, McKee and Munn; Kuhlman declared a conflict of interest.

Michael Harpster of Sinclair Hille presented a site plan. There were questions raised last month about parking and the sidewalk. There is an ADA accessible ramp on the north side of the building and a residential lobby area on the north side as well. The entrance is on the east side of building .

McKee questioned if the overhead doors will be replaced with a window. Harpster has been working with the Nebraska State Historic Preservation Office (NSHPO) to make sure the historic elements are retained. Currently, they do not propose using it as a primary entrance.

Zimmer stated that parking is similar to Grainger and the Old Salvation Army building. The existing railroad tracks are gone.

Harpster noted that the south side is a busy alley way which provides access to other properties. The transformer will be located on the south side, mounted on a pole. All electrical meters will be inside. They want to keep it as clean and simple as possible. They are proposing the addition to be a masonry facade, keeping the window heights, and shifting slightly in brick color and window details.

McKee questioned if NSHPO has commented on this balcony proposal. Harpster stated this is what they have decided on with NSHPO.

Hewitt wondered why the change in brick color for the addition. Harpster wanted the addition to look like a separate addition, almost a separate building. It will help define the original building

Munn wondered if the third level windows are the original size. Zimmer stated this was designed as a warehouse. The windows were very high above the floor level. The applicant has been working with the Parks Service and NSHPO on this application.

Harpster noted they are trying to match the proportions of the building across the street.

Munn likes that the massing is so similar.

Munn questioned if NSHPO doesn't want matching brick on the new addition. Zimmer believes language says the addition should be compatible. Knowing that this goes on to NSHPO and the National Parks Service, he believes this addition is respectful.

Munn believes there is a difference between what NSHPO would want and what this commission would want. Zimmer stated that it is up to the commissioners to decide the local interpretation. It doesn't mean it is wrong. This commission can be more flexible, knowing that Parks Service cannot be.

Kuhlman thinks that in terms of the brick on the south facade, perhaps it could be different even from the brick on the east side. That was something that NSHPO offered.

ACTION:

Munn moved approval of a Certificate of Appropriateness for the south addition to the building as presented, seconded by Jones.

Zimmer completed an extensive interior tour yesterday. He will bring in slides at some point. Everything that was there in 1885 is still there. There are three post types—cast iron, timber, and laminated lumber posts. All beams are laminated.

Motion carried 6-0: Francis, Hewitt, Johnson, Jones, McKee and Munn voting 'yes'; Kuhlman abstained.

APPLICATION BY B & J PARTNERSHIP FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE HILTON GARDEN HOTEL, 801 R STREET IN THE HAYMARKET LANDMARK DISTRICT

PUBLIC HEARING:

April 17, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn

Zimmer received a message from Ken Fougeron that he was not able to attend today. The art will be partly on private property, partly on public property. It will be flanking the stairs that go down to the lower level shops. The applicant is working with a group that reviews outdoor art for the City Administration. The proposal is for two outdoor, large ceramic heads on pads. There are two existing, four by four pads. The tops of the heads will be

approximately 8 feet high.

McKee questioned if these will be ceramic and will they stand up to vandalism. Zimmer yes. They are a very heavy ceramic. There is a ceramic head by the same sculptor in the Sheldon sculpture garden.

Zimmer noted that Historic Preservation Commission is reviewing these because they are proposed in a historic district. This is a brand new building, but in a historic district. R Street is the north boundary of the district. Part of Ed's analysis of this location is its impact on the 8th Street corridor as opposed to visibility from outside the district. You don't see these until you get to the end of the district. He believes it is fair to look at them for the overall impact of the location.

Jones questioned if this would be setting some kind of precedent. Munn noted the sculpture of the man on the bench in front of the depot. Zimmer suggested that the effect and appropriateness of public art is highly dependent upon specific locations. He believes these are acceptable on the proposed location and that does not establish a precedent that they would be appropriate in any or all Haymarket locations.

Hewitt inquired about the ownership of the art. Zimmer believes Speedway Properties would be the owner.

Hewitt stated Nebco was in the brick business for a number of years. He is not a fan of the material. It could be penetrated rather easily. He would really be surprised if they could stand up to possible vandalism.

Hallie Salem with Urban Development stated there are about seven layers of glaze over it. Hewitt believes they could still be easily damaged.

McKee questioned how long these pieces will be there. Salem replied that the art agreement is for fifteen years. Only approved pieces can be placed there. McKee understands that any change will be back for another review and vote.

Kuhlman thinks this is a great addition to the Haymarket.

ACTION:

Kuhlman moved approval of a Certificate of Appropriateness the Kaneko ceramic sculptures to be mounted on the two concrete pads, four feet square, flanking the stairs to the lower level shops, at the southeast corner of 8th and R Sts., as presented, seconded by Johnson.

Munn won't have a discussion on art and won't comment if he likes the piece, or not. He doesn't believe that is what art is about.

Motion carried 7-0: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

APPLICATION BY McKINNEY'S IRISH PUB FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT 151 NORTH 8TH STREET, SUITE 140, IN THE HAYMARKET LANDMARK DISTRICT
PUBLIC HEARING:

April 17, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn

Zimmer stated that some of the seating would be on private property, some on public property as a sidewalk café. The railings match those to the east. It consists of typical metal outdoor furniture. One detail that would change is there would not be a gate on the west end.

Munn noticed that this seems to follow the line further down the sidewalk. When done well, he likes to encourage a sidewalk café.

Joel Schossow stated there will be a total of four tables.

ACTION:

Jones moved approval of a Certificate of Appropriateness for an outdoor dining space as presented, seconded by Hewitt and carried 7-0: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn voting 'yes'.

APPLICATION BY DAVE ERICKSON ON BEHALF OF JACOB'S WELL FOR A CERTIFICATE OF APPROPRIATENESS FOR WORK AT THE SCHAAF HOUSE, A DESIGNATED LANDMARK AT 659 SOUTH 18TH STREET
PUBLIC HEARING:

April 17, 2014

Members present: Francis, Hewitt, Johnson, Jones, Kuhlman, McKee and Munn

Zimmer has no information to present on this item.

Staff Report

- Zimmer received a letter from Ruben Acosta, the Nebraska State Historic Preservation Office Coordinator. Mr. Acosta noted receiving the annual report from this Commission. He stated that this Commission was very active in multiple areas, and commended the efforts of Commissioners and staff and said that this Commission serves as a model for other Commissions across the State.

- Zimmer will bring images of the Schwarz building interior.

- Zimmer received questions from Mark Canney with Parks & Recreation regarding the trolley car play structure at Idylwild Park with regard to aesthetics, numbers, typeface, etc.

Hewitt will speak with Canney and advise him.

- Zimmer stated that a book that he worked on with McKee and Matt Hansen will be released next month. It is on Lincoln's early architecture.

There being no further business, the meeting was adjourned at 2:45 p.m.

M:\plan\UrbanDesignReview\HPC\MINUTES\2014\HPC041714.wpd